



## 81 Alexandra Road

Blackpool, FY1 6HW

- **NEW TO MARKET 2 BED FIRST FLOOR FLAT**
- **ELECTRIC HEATING / DOUBLE GLAZED**
- **MODERN KITCHEN AND BATHROOM**
- **MOVE IN COSTS £1184.00**

**£550 pcm**

EPC Rating '61'



Flat 2, 81 Alexandra Road, Blackpool, FY1 6HW



## Property Description

NEW TO MARKET A NEW FULLY REFUBISHED FIRST FLOOR 2 BEDROOM FLAT  
PROPERTY COMPRISES OF COMMUNAL ENTRANCE HALLWAY  
LEADING INTO LOUNGE, WITH UPVC WINDOW, 2 BEDROOMS WITH LARGE KITCHEN WITH NEW WALL AND BASE UNITS, ELECTRIC OVEN AND HOB, EXTRACTOR FAN, PLUMBED FOR WASHING MACHINE  
SHOWER ROOM WITH SEPARATE WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER.  
ELECTRIC HEATING, DOUBLE GLAZED, CLOSE TO PROMENADE AND LOCAL SHOPS

**\*\* REPOSIT OPTION AVAILABLE \*\***

**\*\* PROFESSIONAL GUARANTOR AVAILABLE \*\***

### LOUNGE

13' 49" x 13' 78" (5.21m x 5.94m) LOUNGE WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW





#### KITCHEN/DINER

11' 96" x 9' 10" (5.79m x 3m) NEWLY FITTED KITCHEN WITH MODERN RANGE OF WALL AND BASE UNITS, ELECTRIC HOB, ELECTRIC OVEN. PLUMBED FOR WASHING MACHINE, AREA FOR DINING

#### BEDROOM

8' 96" x 6' 62" (4.88m x 3.4m) BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW

#### BEDROOM

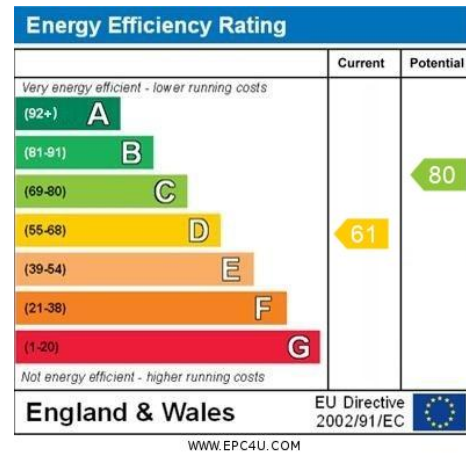
10' 48" x 12' 19" (4.27m x 4.14m) BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW



#### SHOWER ROOM

8' 14" x 8' 59" (2.79m x 3.94m) SHOWER ROOM WITH WC, WASH HAND BASIN, SHOWER CUBICLE WITH ELECTRIC SHOWER, MODERN CLAD WALLS





- EPC
- PETS
- RISK OF FLOODING
- PARKING AVAILABLE
- ACCESS OR MOBILITY LIMITATIONS
- BROADBAND AVAILABLE
- MONTHLY RENT [HOW OFTEN ITS PAID]
- TENANCY LENGTH
- COUNCIL TAX BAND
- DEPOSIT AMOUNT
- HOLDING DEPOSIT AMOUNT
- UTILITIES INCLUDED
- WHO IS RESPONSIBLE FOR PAYING BILLS

D  
NO  
NO  
ON ROAD PARKING  
NO  
NO  
£550.00 MONTHLY  
6 MONTHS INITIALLY  
BAND A  
£634.00  
£126.92  
NO  
TENANT

21 Caunce Street  
Blackpool  
Lancashire  
FY1 3LA

[www.moveholmes.co.uk](http://www.moveholmes.co.uk)  
01253 928200  
[enquiries@moveholmes.co.uk](mailto:enquiries@moveholmes.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements